

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Administrator of General Services under and pursuant to the powers and authority contained in applicable provisions of the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, and regulations and orders promulgated thereunder (hereinafter designated as "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable consideration, does hereby convey and quitclaim to GEORGETOWN REALTY, INC., a Washington corporation, (hereinafter designated as "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property (hereinafter designated as "Property") situated in King County, State of Washington:

A parcel in Block 349 of Seattle Tide Lands and in Government Lot No. 1, all in Section 18, Township 24 North, Range 4 East, Willamette Meridian, King County, Washington, described as: Commencing at the northeast corner of said Block 349; thence South along east boundary of said Block, a distance of 210.00 feet; thence west parallel to and 210.00 feet south of the north line of said Block 349, a distance of 212.50 feet to the true point of beginning; thence south 470.00 feet; thence south 23° 57' 44" west 98.49 feet; thence west 285.50 feet to the west line of said Block 349 protracted southerly; thence north 560.00 feet; thence east 325.50 feet to the true point of beginning.

SUBJECT TO existing easements for public roads and highways, public utilities, railroads and pipelines, and right-of-way of Chicago, Milwaukee, St. Paul & Pacific Railroad Company, its successors, assigns, and tenants, over and across the west 30 feet.

TOGETHER WITH a perpetual easement to locate, construct, operate and maintain an access roadway, transmission and pipelines, and/or other facilities for public utilities in, on, over, across and under a strip of land 40 feet in width in King County, Washington, described as follows: Beginning at the northeast corner of Block 349, Seattle Tide Lands; thence south along the east boundary line of said Block 349, a distance of 210 feet to the true point of beginning; thence west parallel to and 210 feet south of the north line of said Block 349, a distance of 212.5 feet; thence south parallel to and 212.5 feet west of the east boundary line of said Block 349, a distance of 40 feet; thence east parallel to and 250 feet south of the north boundary line of said Block 349, a distance of 212.5 feet to the east boundary line of said Block 349; thence north along said east boundary line of Block 349, a distance of 40 feet to the true point of beginning;

SUBJECT TO joint and common use by the Trustees of the property of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, a Washington corporation, their successors, assigns and tenants,

AND

A perpetual easement to locate, construct, operate and maintain an access roadway in, over, across and upon a strip of land 40 feet wide

*Historical File
Exhibit "B"
no. 1*

in King County, Washington, having 20 feet of said width on each side of the following described center line: Beginning at a point in the west line of First Avenue South which point is 1090 feet south of the south line of West Spokane St.; thence west 212.5 feet; thence northwesterly along a curve to the right of 60 foot radius, through a central angle of 90°, 94.2 feet; thence north 260 feet.

SUBJECT TO joint and common use by the Trustees of the property of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, their successors, assigns and tenants, and further subject to the following condition: If, at any time, the Trustees of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, their successors, or assigns, desire to relocate said roadway, they may relocate same at their own cost and expense, and in such manner as not to hamper or obstruct the full and complete use of said roadway by the United States of America, by executing and delivering to the United States of America a similar easement in writing covering the relocated roadway and strip, and extinguishing the prior easement over such portion of the above described 40-foot strip as does not lie within said relocated strip. Provided, however, that said relocated strip shall lie entirely within the boundaries of a tract of land described as: That portion of Government Lot 1, Section 18, Township 24 North, Range 4 East, Willamette Meridian, in King County, Washington, lying South of the south line of said Block 349, West of the West line of First Ave. South, in the City of Seattle and easterly of that certain tract of land conveyed to the Northern Pacific Railway Company by deed recorded in Volume 1741 of Deeds, Page 650, Auditor's File No. 2953477, records of said County.

TOGETHER WITH appurtenant easements, buildings, structures and improvements located thereon, EXCEPT spur rail trackage owned by the Chicago, Milwaukee, St. Paul and Pacific Railroad line.

This conveyance is subject to a lease made between the Secretary of the Army, representing the United States of America, and the Commercial Refrigeration Co., a Washington corporation, dated October 7, 1960, for the period of 20 years commencing February 1, 1961, and all amendments thereto; the Grantee herein assuming all the obligations, conditions and terms therein stated, and is entitled to all the benefits thereof.

TO HAVE AND TO HOLD the Property together with all the privileges and appurtenances thereto belonging, unto Grantee, its successors and assigns, forever.

The Property was acquired by the United States of America by Declaration of Taking No. 918 filed April 25, 1944 and Declaration of Taking No. 4785 filed February 13, 1958 in the District Court of the United States for the Western District of Washington, Northern Division, and was both duly determined to be surplus to the needs and requirements of the United States of America and assigned to General

Services Administration for disposal pursuant to authority contained in the said Federal Property and Administrative Services Act as amended, and applicable orders and regulations promulgated thereunder.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of August 12, 1965.

UNITED STATES OF AMERICA
Acting by and through the
Administrator of General Services

(GSA SEAL)

By /s/ V. L. Barnes
Chief, Real Property Division
Utilization and Disposal Service

STATE OF WASHINGTON)

COUNTY OF KING) ss

On this 20th day of September, 1965, before the undersigned, a Notary Public in and for the State of Washington, personally appeared V.L.Barnes, to me known to be the Chief, Real Property Division, Utilization and Disposal Service, Region 10, General Services Administration, and to me known to be the individual described in and who executed the foregoing instrument and who under oath stated that he was duly authorized, empowered and delegated by the Administrator of General Services to execute the said instrument and acknowledged the foregoing instrument to be his free and voluntary act and deed, acting for and on behalf of the Administrator of General Services, acting for and on behalf of the United States of America, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

/s/ Robert Douglas Green
Notary Public in and for the State of
Washington, residing at Federal Way

(Notarial Seal)

Distribution: 10/4/65
JAG, Lands Division
CofE, ENGRE-MC
DivEngr, NPDRE-MD
Historical Files (2)

CG, Sharpe Army Depot, Lathrop, Calif
CG, USA Sup & Maint Cmd, AMSSM-TF-MG
CG, DSA, Cameron Stn, Alexandria, Va.
CO, Defense Depot, Ogden, Utah